

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Union County

Union County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	304	355	+ 16.8%	3,020	3,060	+ 1.3%
Closed Sales	300	269	- 10.3%	2,002	1,870	- 6.6%
Days on Market Until Sale	27	29	+ 7.4%	29	30	+ 3.4%
Median Sales Price*	\$717,500	\$745,000	+ 3.8%	\$675,000	\$704,000	+ 4.3%
Percent of List Price Received*	104.8%	105.0%	+ 0.2%	105.9%	105.2%	- 0.7%
Inventory of Homes for Sale	558	594	+ 6.5%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	35	35	0.0%	355	387	+ 9.0%
Closed Sales	39	24	- 38.5%	235	232	- 1.3%
Days on Market Until Sale	27	28	+ 3.7%	30	38	+ 26.7%
Median Sales Price*	\$400,000	\$473,913	+ 18.5%	\$400,500	\$402,250	+ 0.4%
Percent of List Price Received*	102.8%	102.9%	+ 0.1%	103.6%	101.6%	- 1.9%
Inventory of Homes for Sale	72	84	+ 16.7%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	1	8	+ 700.0%	17	27	+ 58.8%
Closed Sales	2	2	0.0%	13	15	+ 15.4%
Days on Market Until Sale	13	31	+ 138.5%	36	24	- 33.3%
Median Sales Price*	\$587,450	\$902,500	+ 53.6%	\$705,000	\$500,000	- 29.1%
Percent of List Price Received*	100.0%	115.4%	+ 15.4%	104.8%	103.5%	- 1.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.9	2.9	+ 222.2%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

